



ZONING ORDINANCE VARIANCE

Application Submittal Requirements

Project Description / Variance Details

Case Numbers: 616 - PA - 2004 / 14 - BA - 2004

Project Name: Marshall Garage

Location: 8020 E Sharon DR

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Use: _____ Zoning: _____

Number of Buildings: _____ Height: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

Section of the Zoning Ordinance to be varied: 5.204 E.1

Project Narrative: _____

Scottsdale Ordinance Requires: 40' Building Setback from Street R/W

Request: 12' S/B. on W. Side BIST. ST.

Amount of Variance: 28'

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



14-BA-04

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Justification for Variance

The Board of Adjustment may not authorize a zoning ordinance variance unless ALL of the following criteria are met. Use the space provided to present your evidence that the requested variance complies; you may attach a separate sheet if you need more room.

1. Special circumstances/conditions exist which do not apply to other properties in the district:

1. Our house is sided by three streets and a wash. This situation creates 40 foot setbacks on 3 sides and a wash on the fourth side. I believe we are the only house in the subdivision with these circumstances.

2. Special circumstances were not created by the owner or applicant:

2. We did not create the setbacks nor the wash. These restrictions were set by the city years ago.

3. Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights:

3. We request authorization for a variance of 1 or more setbacks. We live on almost an acre, and cannot add onto a 3000 square foot house due to the setbacks. The houses in this subdivision are continually being remodeled, adding square footage and/or a 3 car garage and guest houses.. We, however, are prohibited from expanding our house to the standards set by our neighbors.

4. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general:

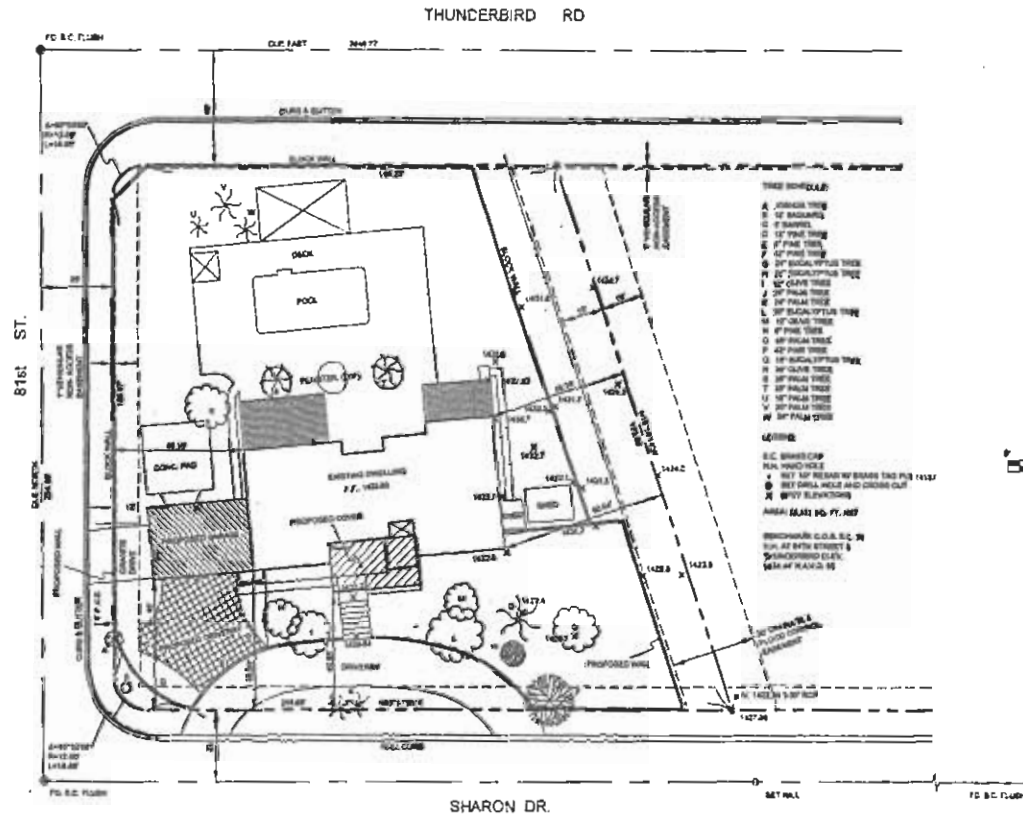
4. Authorizing the application will allow our house to be remodeled to the standards set by the neighboring houses. This will enhance the area and keep property values up. There are no persons residing or working in the area that would find our addition detrimental to their property or work.

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ARCHITECTURAL SURVEY

OF LOT 10 DESERT WIND IN A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION
13 T3NR4E OF THE G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA AS RECORDED
IN BOOK 199 OF MAPS, PAGE 39 M.C.R.



14-BA-2004

PROFESSIONAL LAND SURVEYS OF ARIZONA
10505 N. 69TH Street, Suite 100A, Scottsdale, AZ 85253
phone: 480.905.1126 fax: 480.483.0462

Drawn by
04-27-04
04-27-04

JOHN DELUCA
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04-27-04